

**CITY OF SAN DIEGO HEARING OFFICER
DOCKET FOR HEARING OFFICER MEETING
APRIL 7, 2010
COUNCIL CHAMBERS, 12TH FLOOR
CITY ADMINISTRATION BUILDING
8:30 A.M.**

NOTE: *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3rd floor of the Development Services Building, located at 1222 1st Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (*) will include consideration of the appropriate environmental document.***

Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.

HEARING OFFICER ASSIGNED TO TODAY'S HEARING: Ken Teasley

- ITEM-1: **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: **REQUESTS FOR CONTINUANCES OR WITHDRAWALS**
- ITEM-3: **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: ***ISAKOW RESIDENCE - PROJECT NO. 180002**
City Council District: 1; Plan Area: La Jolla

STAFF: Dan Stricker

Coastal Development Permit and Site Development Permit to construct a single-family residence with guest quarters totaling 13,456 square feet on a vacant 1.52 - acre site. The property is located west of and adjacent to La Jolla Farms Road, at 9872 La Jolla Farms Road in the RS-1-2 Zone, the Coastal Overlay Zone (Appealable Area, appealable to the California Coastal Commission), the Coastal Height Limit Overlay Zone, lies between the First Public Roadway and the shoreline, the Beach Impact Area of the Parking Impact Overlay Zone, the Campus Impact Area of the Parking Impact Overlay Zone, the Residential Tandem Parking Overlay Zone, and the La Jolla Community Plan and Local Coastal Program areas. Mitigated Negative Declaration No. 180002 Report No. HO-10-019

RECOMMENDATION:
Approve

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ITEM-5: ***NEPTUNE APARTMENTS - PROJECT NO. 147066**
City Council District: 1; Plan Area: La Jolla

STAFF: Diane Murbach

Coastal and Site Development Permit to demolish an existing 20,198 square foot two story 19 unit residential apartment building and construct a new sustainable 32,780 square foot three story 24 unit residential apartment building with a 25,150 square foot two story subterranean parking garage. The 0.56 acre project site is located at 6767 Neptune Place in the south central coastal area of La Jolla, California. The property is located in the RM-3-7 Zone, appealable Coastal Overlay Zone, Coastal Height Limit Overlay Zone, Sensitive Coastal Overlay Zone, the Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and within the La Jolla Community Plan and Local Coastal Program Land Use Plan. Mitigated Negative Declaration No. 147066 Report No. HO-10-026

RECOMMENDATION:
Approve

ITEM-6: ***CANTER RESIDENCE - PROJECT NO. 188139**
City Council District: 1; Plan Area: La Jolla

STAFF: Jeffrey A. Peterson

Coastal Development Permit, Site Development Permit, and Variance to demolish an existing duplex and the construction of a two-story, 2,017 square foot single family residence over a basement/garage on a 0.062 acre site. The Variance request is to allow a 3-foot side yard setback and a 4-foot street side yard setback. The project site is located at 202 Kolmar Street, on the northeastern corner of Neptune Place and Kolmar Street, in the RM-1-1 Zone within the La Jolla Community Plan, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Beach Impact Area of the Parking Impact Overlay Zone, Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, and Council District 1. Mitigated Negative Declaration No. 188139 Report No. HO-10-027

RECOMMENDATION:
Approve

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ITEM-7: **CHAPIN DUPLEX - PROJECT NO. 194858**
City Council District: 2; Plan Area: Mission Beach

STAFF: Will Zounes

Coastal Development Permit for an addition and remodel to an existing duplex to include a 713 square-foot third floor, minor additions to an existing kitchen and bedroom, and additional landscape located at 3595 and 3593 Bayside Walk in the MBPD R-S zone(s) of the Mission Beach Planned District between the First Public Roadway and the shoreline within the Coastal Overlay Zone (appealable to Coastal Commission), Coastal Height Limit Overlay zone, Parking Impact Area, Residential Tandem Parking Area, and Transit Area. Exempt from Environmental. Report No. HO-10-035

RECOMMENDATION:

Approve

ITEM-8: **STAFFORD LOT LINE ADJUSTMENT (LLA) - PROJECT NO. 193513**
City Council District: 2; Plan Area: Peninsula

STAFF: Morris Dye

Coastal Development Permit and Lot Line Adjustment Parcel Map to adjust the lot lines at 747 & 749 Stafford Place in the RS-1-7 Zone within the Coastal Overlay (Appealable), Coastal Height Limit and First Public Roadway Zones and within the Peninsula Community Plan area. Exempt from Environmental. Report No. HO-10-036

RECOMMENDATION:

Approve

ITEM-9: **LA ESQUINA - PROJECT NO. 176152**
City Council District: 8; Plan Area: Barrio Logan

STAFF: PJ Fitzgerald

Coastal Development Permit, Site Development Permit and Neighborhood Use Permit to construct a 3,960 square foot commercial building with sidewalk cafe on a 0.09 acre site. The property is located at 2222 Logan Avenue within the Redevelopment Subdistrict of the Barrio Logan Planned District, the Coastal Overlay Zone (Non-Appealable), the Barrio Logan Redevelopment Project Area, the Transit Area Overlay Zone, and the Barrio Logan/Harbor 101 Community Plan Area. Exempt from Environmental. Report No. HO-10-037

RECOMMENDATION:

Approve

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ITEM-10: **BODHI ANIMAL HOSPITAL - PROJECT NO. 198336**
City Council District: 3; Plan Area: Greater North Park

STAFF: Patrick Hooper

Conditional Use Permit to operate an animal hospital within an existing 6,697 square foot vacant building on a 0.37 acre site located at 2200 University Avenue in the CL-2 Zone of Mid City Communities Planned District. Exempt from Environmental. Report No. HO-10-040

RECOMMENDATION:

Approve